

**PLANNING AND ZONING COMMISSION MEETING
AUGUST 17, 2015**

**CASE #Z15-18
B-DC to B-3**

HOLD a public hearing and consider a request by Vernon J. MacHardy to rezone approximately 2.001 acres, being part of the G. W. Farris Survey, Abstract No. 306, from B-DC (Business Daycare District) to B-3 (Local Business District) for a restaurant and car wash. The property is located on the northwest corner of Old Florence Road and W. Stan Schlueter Loop (FM 3470) and is locally known as 101 W. Stan Schlueter Loop, Killeen, Texas.

Chairman Frederick requested staff comments.

Senior Planner Charlotte Hitchman stated that Vernon J. MacHardy submits this request to rezone approximately two acres, from “B-DC” (Business Daycare District) to “B-3” (Local Business District). The property is addressed as 101 W. Stan Schlueter Loop, Killeen, Texas. This request is consistent with the Comprehensive Plan. The property is designated as ‘General Commercial’ on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Staff notified fifteen (15) surrounding property owners within a 200’ notification boundary. Staff has received no protests.

Staff recommended approval of the applicant’s request for “B-3” (Local Business District), and stated the FLUM does encourage commercial and retail operations along this corridor, and this site is appropriately sized to yield a complimentary scaled development.

Mr. Vernon J. MacHardy, P.O. Box 2731, Harker Heights, Texas, was present to represent this request. He stated that the intent is to build a Bush’s Chicken and potentially a car wash.

Chairman Frederick opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Harkin motioned to recommend approval of the “B-3” request. Vice Chair Dorroh seconded the motion. The motion passed unanimously.

Chairman Frederick stated that the zoning case will be forwarded to City Council with a recommendation to approve.